

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, December 6, 2010, 4:30 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Vice-Mayor Benjamin K. Mallicote

Alderman Larry A. Munsey

Alderman Tom C. Parham

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Marsh.
3. **WORK SESSION TICKLER.** Mayor Phillips asked for an update on the Meadowview Conference Center. City Manager Campbell stated the building code and safety inspection went well last Friday and workers are putting the finishing touches inside to ensure completion before upcoming scheduled December events.

Public Works Director Ryan McReynolds gave an update on the Netherland Inn Bumpout regarding the protocol for acquiring property. The procurement process begins with an appraisal followed by a meeting with the association to inform affected property owners of the scope of the project.

Alderman Joh stated the Carousel Project was getting great publicity, noting weekly calls for interviews and several interested volunteers.

4. **PRESENTATION OF SENIOR CENTER ANNUAL REPORT.** Senior Citizen's Center Manager Shirley Buchanan gave a presentation on this item highlighting continued growth in membership and daily attendance over the last five years. When compared to Johnson City, Kingsport had a significantly higher amount of documented program hours. Ms. Buchanan stated they were looking forward to marketing the new art gallery and the opening of the Aquatic Center. City Manager Campbell pointed out that Dave Clark had donated \$13,000 in exercise equipment. Responding to a question from Alderman Munsey, Ms. Buchanan stated the decrease in activities from last year was due in part to inclement weather as well as Humana's inability to continue sponsoring certain activities.

5. **DISCUSSION OF FUTURE STORMWATER MANAGEMENT UTILITY.** Public Works Director Ryan McReynolds gave information on this item stating the Stormwater Advisory Committee is looking for the best ways to address future stormwater issues. This is the most opportune time to seek feedback from the Board on how to proceed with the budgetary

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process in order to set a structure that meets citizens' expectations as well as regulatory guidelines mandated by the federal government. Dave Mason, with CDM McGill Associates, gave a Power Point presentation summarizing an analysis of Kingsport's Stormwater Program, suggested improvements and possible funding mechanisms. Discussion ensued on how to move forward with this project.

6. REVIEW OF AGENDA ITEMS ON DECEMBER 7, 2010 REGULAR BUSINESS AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.AA.1 Public Hearing and Consideration of Ordinances to Annex/ Amend Zoning of the VFW Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 376-2010). City Planner Ken Weems presented this item stating the property owner requested this annexation for the benefit of police and fire protection only and did not want sewer service added. Alderman Munsey asked for clarification on the guidelines for offering sanitary sewer services to annexed properties, noting the property owner might request these services in the future at a significant expense to the City. Mayor Phillips agreed stating if the services were waived at this time, it should be at the City's convenience to extend sewer services to this property and the annexation agreement should be worded as such.

VI.B.2 Consideration of a Budget Ordinance Appropriating Funds Received from Food City for the Sale of the Property Located on Roller Street to the Quebecor Project and to the Surplus Storage Building Project (AF: 383-2010). City manager Campbell gave details on this item noting the need for a permanent building in which to place surplus property into and the Board's desire to create a multi-use building at the Farmer's Market site. Assistant to the City Manager Chris McCartt gave a summary of proposed renovations for Phase One of this project. He stated they were trying to get as much work done to avoid disruption of the Farmer's Market in the spring. Vice-Mayor Mallicote questioned the rationale for two phases and voiced concerns regarding delaying improvements to this property if money was withheld from the Project Fund. There was some discussion on how to proceed with the original demolition and renovation plans with current available funding. Mr. McCartt stated he would have a revised set of numbers for the regular business meeting tomorrow night.

VI.D.1 Consideration of a Resolution to Deny Property Donation Located in Block 3, Fairacres Addition Known as Center Acres Playground (AF: 369-2010). City Planner Karen Combs provided information on this item stating this property had unknowingly been donated to the City several years ago to serve as a park. Ms. Combs noted the property was not suitable for this type of use and requested that the Board deny this gift.

VI.D.3 Consideration of a Resolution to Enter into a Professional Services Agreement with Camp Dresser & McKee for Sanitary Sewer System Capacity Certification Services and Authorize the Mayor to Sign All Applicable Documents (AF: 377-2010). Public Works Director Ryan McReynolds presented this item noting this was the last binding program that needs to be put into place to comply with the City's prior agreement from 2005

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with the State. He noted the creation of a hydraulic model was the best tool to manage any growth in the City.


VI.D.4 Consideration of a Resolution for the Mayor to Sign All Documents Necessary to Enter into an Agreement with Kingsport Convention and Visitors Bureau Allowing Them to Manage Hunter Wright Stadium (AF: 386-2010). Assistant to the City Manager Chris McCartt presented this item stating this agreement was the best way to maximize the use of the Stadium by locking in the New York Mets for the next five years. Alderman Munsey was concerned with the Convention and Visitors Bureau having unilateral decision approval to contract with the Mets. City Attorney Billingsley confirmed that a section of the agreement addresses subleases and requires the final approval of the Board.

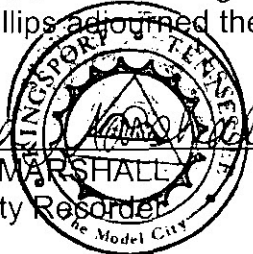
VI.D.6 Consideration of a Resolution Authorizing the Purchase of a Portion of the Carr Property Adjacent to Reedy Creek Along Stonebrook Place Drive (Private) and Authorize the Mayor to Execute a Purchase Agreement and Sign All Applicable Documents (AF: 389-2010). City Manager Campbell gave details on this item noting the value of this property in regards to wetlands and stormwater management. The property owner has been trying to sell for two or three years and has recently agreed to a price below appraisal. Mr. Campbell suggested purchasing up to 14 acres as a developer was interested in the rest of the land. There is a bridge and private road on this property, however they are not included on the acreage to be purchased by the City.

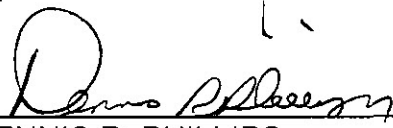
BOARD COMMENT. None.

PUBLIC COMMENT. None.

7. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:30 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor